



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 4-7 Westburn Avenue

Wester Hailes, Edinburgh, EH14 2TH



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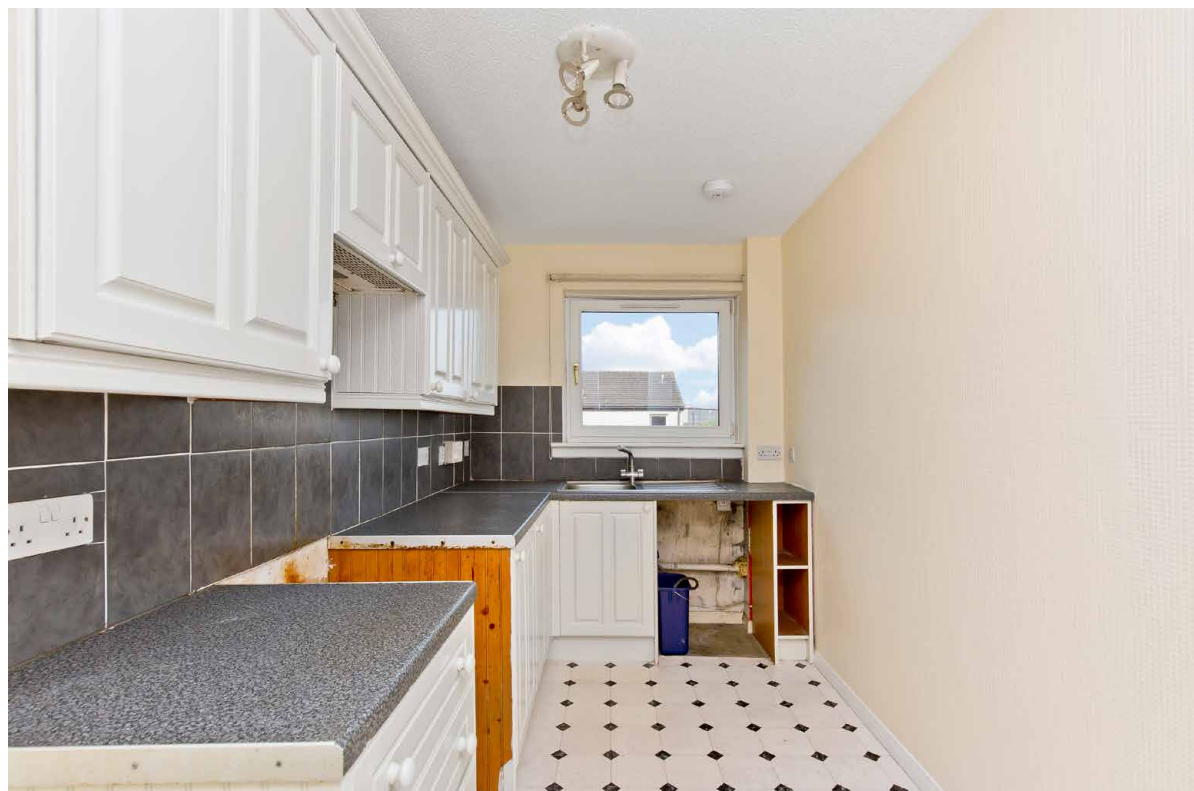
This neutrally-presented flat lies on the third/top floor of an established modern development promising the convenience of off-street parking and proximity to shopping centre amenities, rail links, and the bypass connecting to the motorway. The airy interiors comprise a southerly-facing reception room adjoining a kitchen, a double bedroom with storage, and a bathroom.

Extras: All fitted floor and window coverings and light fittings are included.



## Property Summary

- Well-connected location
- Neutral décor
- Top/third-floor flat in established development
- Secure entry system
- Hall with storage
- Reception room with adjoining kitchen
- One double bedroom with storage
- Three-piece bathroom
- Floored attic for storage
- Unrestricted residents' parking
- Electric heating and double glazing
- EPC Rating - C | Council Tax Band - A





Top/third-floor flat in established development with neutral décor



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**CHARTERED FIRM**

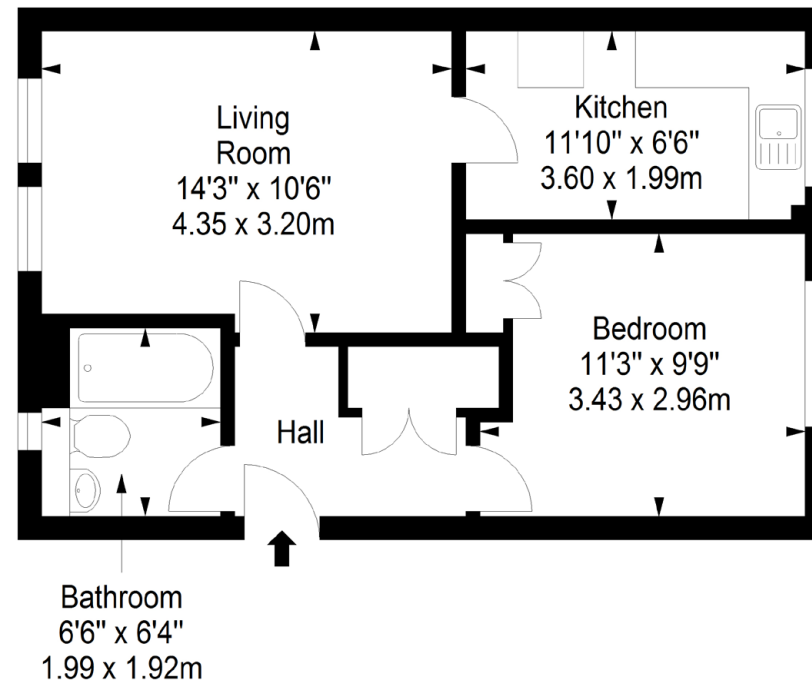
**Zoopa.co.uk** **rightmove** **onTheMarket.com**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**Third Floor**

Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 41.7 sq. metres (448.9 sq. feet)